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34 VALE STREET  
Bolton, BL7 0DY  
Offers Over £200,000

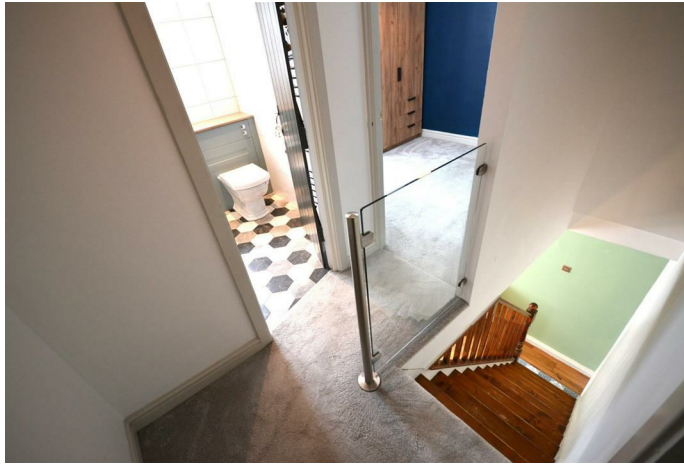
# 34 VALE STREET

## Property at a glance

- stone built end cottage
- two bedrooms
- highly regarded location
- no onward chain
- superbly presented
- patio garden

Vale Street, Edgworth is a superbly presented, two bedroom, stone built end cottage located in a secluded position in this highly regarded village location. The house is offered for sale with no onward chain, is within walking distance to the village centre and extensive countryside walks around the neighbouring reservoirs of Wayoh and Jumbles. The house is PVC double glazed and is warmed by gas fired central heating, the accommodation briefly comprises; living room with oak flooring, fitted dining kitchen, first floor, two bedrooms and shower room. Outside there is a large garden forecourt and a communal rear yard, to the side of the property there is a large shared garden area for residents to use. Leasehold Property unexpired term of 900 years/Council Tax Band C  
Please note access to the property is from Birches Road.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

676.62 ft<sup>2</sup>

Reduced headroom

10.71 ft<sup>2</sup>

(1) Excluding balconies and terraces

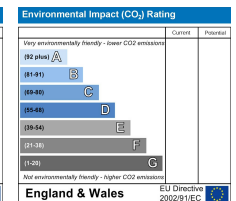
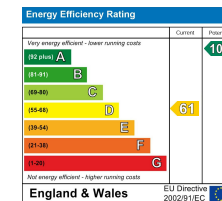
Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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